

Transformational Brownfield Legislation

**Endorsement, Petoskey Regional Chamber of Commerce
Northern Michigan Chamber Alliance**



The Petoskey Regional Chamber of Commerce and our partners with the Northern Michigan Chamber Alliance have recently taken an interest in the Transformational Brownfield Legislation which is before the Local Government Committee, SB 1061-1065. Our organizations have elected to endorse these bills because of the potential they provide to assist large-scale development projects in northern Michigan.

In Petoskey specifically, we have a vacant city block that was once under construction to be a multi-use development. Unfortunately, the financial structure for the project fell apart and the project stalled. Since then, the hole that was dug has been partially filled and seeded waiting for the next project. We have had two serious proposals considered for the block within the past couple of years, but neither one materialized. Developers are having difficulty putting a financial package together.

I'm not saying that the Transformational Brownfield Legislation will be the catalyst of a project there, but it certainly could be. We see this as a fiscally responsible tool that developers can use to take a project from non-feasible to feasible, thus filling a critical economic need for Downtown Petoskey.

All of the proposals for the downtown full-block development in Petoskey have been for a mixed-use development that include hotel, conference center, retail, office, and residential. As a chamber of commerce, we see significant spin-off business opportunities from a development such as this. Retail and dining will be enhanced by convention attendees. It will provide another venue for our growing wedding business. Residential and office space can create a need for grocery and pharmacy businesses in the central business district. In other words, a full-block, mixed-use development in Downtown Petoskey could provide an economic boon for existing and new businesses in the region.

We just need to fill the financial gap for a developer so that a project of this nature becomes feasible instead of lying dormant. In the past, we've utilized brownfield development tools on other local projects including a \$25 million performing arts center currently under construction in Bay Harbor. But those tools haven't been enough to get us over the top on a Downtown Petoskey development. We believe SB 1061-1065 can fill that gap and set forth a project that will be one of the most exciting in the state and something for which we can all be proud.

Thank you for your consideration.

Respectfully submitted,

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The Petoskey Regional Chamber of Commerce represents 790-member businesses in the Petoskey region.

The Northern Michigan Chamber Alliance is a coalition of eight partnering chambers of commerce and six associate partners ranging from Cadillac to the south and Marquette to the north and from Benzie County to the west and Alpena to the east. Collectively the alliance represents around 6,500 businesses in the Northern Lower and Upper Peninsulas.